



Connells

Lawers Court Columbia Place
Campbell Park Milton Keynes

Lawers Court Columbia Place Campbell Park Milton Keynes MK9 4BE

for sale
£175,000



Property Description

Connells Estate Agents are pleased to be able bring to the market this smart one bedroom apartment located in the popular Campbell Park, within walking distance to the beautiful surroundings of the park and also Central Milton Keynes and all of its amenities.

The accommodation includes an entrance hallway, open plan living / kitchen and dining room, bedrooms and a bathroom. The property also benefits from a private balcony and communal gardens. There is also an allocated underground parking space.

This property would make a great first time purchase and is also a popular area for investors as there is a strong tenant demand in the area.

Please see the full range of images as well as the floorplan that accompany this listing, giving an indicative view of room layouts and measurements. For further information and to arrange your viewing please contact Connells Estate Agents on 01908 674141 or email miltonkeynes@connells.co.uk.

The Area

Campbell Park offers excellent access into Milton Keynes town centre and all of its amenities - including Centre:MK, the theatre district, Xscape building and mainline railway station with regular and direct links into London Euston, with journey times of approximately 35 minutes.

Campbell Park has its own local centre containing a range of amenities. There is also plenty of parkland, lakes and recreational areas all within walking distance. The new Campbell Wharf development is a short walk away which has a range of amenities and a pub/restaurant, as well as pleasant walks alongside the Grand Union Canal. Willen Lake and its pleasant surroundings are also within walking distance.

Milton Keynes is also great for road links. Junction 13 and 14 of the M1 are within a 15 minute drive of Campbell Park, whilst other main trunk roads such as the A421, A422, A5 and A509 are nearby. Milton Keynes also has excellent bus routes and there are miles of redways for cyclists.



Entrance Hall

Door to front. Two storage cupboards.

Living Space

15' 9" x 13' 1" (4.80m x 3.99m)

Open plan living, dining and kitchen space.

Bedroom

12' 6" max x 12' 6" max (3.81m max x 3.81m max)

Bathroom

Bath with mixer taps and shower over, low level WC and wash hand basin.

Outside Space

Private balcony and communal garden area.

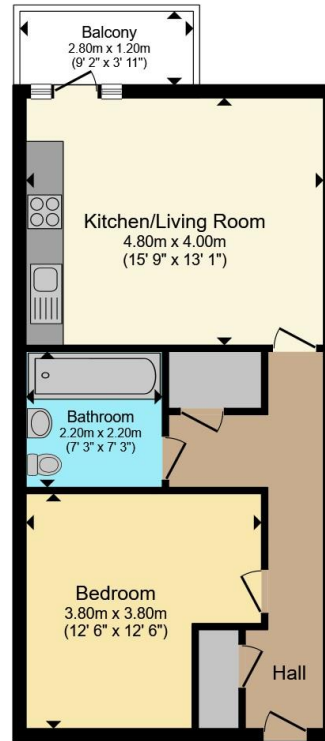
Parking

Allocated underground parking space.









Total floor area 49.0 m² (527 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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Northgate House 500 Silbury Boulevard
 MILTON KEYNES MK9 2AD

EPC Rating: B

Council Tax
 Band: B

Service Charge:
 2573.76

Ground Rent:
 264.52

Tenure: Leasehold

view this property online connells.co.uk/Property/MKN320740

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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